

009.A

0002

0056.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:
USE VALUE:
ASSESSED:Total Card / Total Parcel
451,900 / 451,900

451,900 / 451,900

451,900 / 451,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

OWNERSHIP	Unit #:	56
Owner 1: BEST AMY JOAN TORRES &		
Owner 2: GARCIA JIMMY ANTONIO TORRES		
Owner 3:		
Street 1: 12 POND LANE #56		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1: GARCIA JIMMY A TORRES -
Owner 2: -

Street 1: 12 POND LANE #56
Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6032																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								57342
								GIS Ref
								GIS Ref
								Insp Date
								10/13/17
								1889!



USER DEFINED

Prior Id # 1:	57342
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:35:43
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARCIA JIMMY A	63378-135		3/17/2014	Convenience	99	No	No		
BEST TORRES AMY	63342-214		3/6/2014	Convenience	99	No	No		
BEST AMY J	45493-490		6/29/2005	Family	1	No	No		
PETERSON ANN MA	30911-423		11/20/1999		162,000	No	No	Y	
	20753-422		9/1/1990		113,000	No	No		

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/13/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: PL - 12 POND LANE				Fapl: 0	Rating: Average												
GENERAL INFORMATION																	
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1972	Eff Yr Blt:			Location: RS - Right Side													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact: .		Floor: 5 - 5th Floor													
Const Mod:				% Own: 1.730900049													
Lump Sum Adj:				Name: 17 - 6032													
INTERIOR INFORMATION																	
Avg Ht/FL: STD				DEPRECIATION													
Prim Int Wall: 2 - Plaster				Phys Cond: AV - Average	28. %												
Sec Int Wall:		%		Functional:		%											
Partition: T - Typical				Economic:		%											
Prim Floors: 4 - Carpet				Special:		%											
Sec Floors:		%		Override:		%											
Bsmnt Flr:				Total:	28.2 %												
Subfloor:				CALC SUMMARY													
Bsmnt Gar:				Basic \$ / SQ: 320.00													
Electric: 3 - Typical				Size Adj.: 1.14794815													
Insulation: 2 - Typical				Const Adj.: 1.31197500													
Int vs Ext: S				Adj \$ / SQ: 481.945													
Heat Fuel: 1 - Oil				Other Features: 37824													
Heat Type: 3 - Forced H/W				Grade Factor: 1.00													
# Heat Sys: 1				NBHD Inf: 1.29999995													
% Heated: 100		% AC: 100		NBHD Mod:													
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00													
% Com Wall		% Sprinkled:		Adj Total: 629337													
				Depreciation: 177473													
				Deprecated Total: 451864													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 009.A-0002-0056.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			